



The Project and Team



Location: Block 225, 1430 N Street, Sacramento, CA 95814



Procurement: Design-Build Agreement based on bridging/criteria documents \$68,680,000 - stipulated sum with award based on a 'Best Value.'



Description: Six story state office building
Headquarters for the CA Department of Education (CDE)
1,400 workstations
213 below-grade parking spaces with 7 charging stations
336,008 usable square feet on 2.2 acres
6,100 square feet of commercial/retail space along 14th and O Streets
7,900 square foot childcare center accommodating 100 children
6,200 square feet of outdoor play area on O Street



Schedule:

Bridging Documents
Legislative Review
Design-Build Schedule

January 1998 - November 30, 1998
December 1, 1998 - April 1, 1999
February 23, 2000 - June 30, 2002



Project Achievements:

The largest LEED™ 2.0 Gold rated building in the world.
The first LEED™ certified government building in California.
The first LEED™ certified building of 2003.
The first of five office buildings that make-up the largest state office project in California's history.
The first project with sustainable goals at the onset of design.
The states first use of a project website: www.eastend.dgs.ca.gov
First state office building to utilize an underfloor air distribution (UFAD).
The first state-wide 'green' modular system furniture (MSF) contract.
The first use of building-integrated photovoltaics (BIPV).
Exceeds California Energy Codes (Title 24) by more than 40 percent, saving over \$180,000 a year in energy costs alone.
The first design-build office building project in the state's history.
First state office building to utilize an Integrated Pest Management (IPM) program.
Providing an economic impact to the Sacramento Region four times the cost of the project itself.



State Management Team

State of California
Department of General Services (DGS)
Real Estate Services Division
Project Management Branch
Professional Services Branch
Building & Property Mgt Branch

Owner
Developer
Project Executive
Project Director
Project Inspection
Project Operator/Facility Manager
Project Consultant/Manager

3D/I



Bridging Team

Johnson Fain
ESS Engineering
Capital Engineering Consultants
Levine/Seegel
Middlebrook & Louie
Julie K. Brown, CSI, CCS

Master/Bridging Architect
Energy Modeling Criteria Verification
Mechanical/Plumbing Criteria
Electrical Criteria
Structural Criteria
Specifications Consultant



State Green Team

CA Department of Health Services
CA Air Resources Board
CA Integrated Waste Management Board
CA Energy Commission
CA Department of Water Resources

Indoor Air Quality
Environmental Air Quality
Waste Management
Energy Efficiency
Water Efficiency



Design Build Team

Hensel Phelps Construction Company
Fentress Bradburn Architects
Dreyfuss & Blackford Architects
SMWM
(Simon Martin Vegue Winkelstein Moris)
Dr. Hal Levin
Berkeley Analytical
Indoor Environmental Engineering
Acoustics & Vibration Group
Nolte
GEOLABS, Inc.
HLA
Mason Engineering
Tiechert Inc.
Paul Koehler Engineering
Schuff Steel Company
Royal Glass Company, Inc.
Columbia Stone
Campolonghi Italia S.R.L
Willis Construction
Kone Elevators
Critchfield Mechanical, Inc.
Taylor Engineering
Yamas Controls, Inc.
Rosendin Electric, Inc.
The Engineering Enterprise
Siemens Building Technologies
JYA Consulting Engineers
J.W. McClenahan Co.

General Contractor
Architect of Record
Interior Architect
Green Building Architect &
Tenant Space Planning
Indoor Air Quality Consultant
Materials Testing Lab and Consultant
Indoor Air Quality Testing
Acoustical Consultant
Civil Engineer
Geotechnical Engineer
Landscape Architect
Mass Excavation/Shoring Contractor
Concrete Supplier
Structural Designer
Steel, Structural Contractor
Curtainwall Contractor
Stone Contractor
Stone Supplier
Precast Concrete Contractor
Vertical Transportation
Mechanical/UFAD Design Builder
Energy Systems Mechanical Designer
Mechanical Controls
Electrical Design Builder
Energy Systems Electrical Designer
Access and Fire-Life-Safety
Plumbing Designer
Plumbing Contractor